

***Buncombe Land Conservation Advisory Board
Report to the County Commission
February 2010***



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Claxton Farm north of Weaverville

Functions of the Land Conservation Advisory Board

- *Appointed in January 2004*
- *To examine and encourage the use of conservation easements to conserve scenic and rural land*
- *Works in conjunction with the Farmland Preservation Board*
- *In December 2004, the Board submitted a report and recommendations.*



December 2004 Land Conservation Advisory Board Report



- Scenic views from the Blue Ridge Parkway & other parts of the County.
- Larger tracts are especially valuable for conservation.
- Parcels adjacent or near already-protected areas.
- Ecologically sensitive, near waterways & watersheds.
- Historic & working farms
- Riparian corridors & floodplains

Areas of opportunity for conservation easements

Craggy

Little Pisgah

Sandy Mush

Pisgah

Bent Creek

Swannanoa

Mountains

Okoboji

Wilderness

Brittain

Mountain



Benefits of conservation easements



- *Protect scenic views that people love & cherish.*
- *At a fraction of the cost of trying to buy the land outright.*
- *Help families meet financial challenges of owning & managing land.*
- *They can farm it & harvest timber to generate some income.*
- *The rural working landscape costs the County less for public services.*

Conservation projects Jan - Dec 2009

- *10 projects: 1,597 acres*
- *Appraised value = more than \$13 million*
- *County investment = \$2,218,608 (including funds for purchase and transaction costs)*
- *Cost to the County = \$1,389 per acre*
- *Leveraging over \$11.4 million in matching value.*



A photograph of a woman standing in a forest stream. The stream flows over mossy rocks, and a large fallen log lies across the water. The forest is dense with green trees and undergrowth. The woman is wearing a plaid shirt and blue pants, standing on the right bank of the stream.

***Beth Shook conservation easement
Sandy Mush - 62 acres***

Closed January 2009

Bee Branch farm - Sandy Mush - 509 acres



Closed February 2009

Bee Branch farm conservation easement



***Myrtle Duckett conservation easement
Sandy Mush - 76 acres***

Closed May 2009



Myrtle Duckett conservation easement





***Camp Sequoyah Conservation
Easement
Reems Creek headwaters - 37
acres***

Closed July 2009

A photograph of a dense forest with green foliage and several trees with bright orange flowers. The text is overlaid on the image.

***Herb Mountain Farm Conservation
Easement
Reems Creek headwaters - 106 acres***

Closed July 2009



***Carol Namkoong conservation easement
Sandy Mush - 40 acres***

Closed October 2009



***Spicer Conservation Easement
Fairview - 161 acres***

Closed December 2009

***Claxton Farm conservation easement
north of Weaverville - 500 acres***



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Closed December 2009



Claxton Farm conservation easement

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Protected Land in Buncombe County December 31, 2009

<u>Year</u>	<u>Acres</u>
Beginning 2003	57,446.74
2004	4,588.48
2005	2,749.42
2006	324.32
2007	1,733.84
2008	1,220.45
2009	<u>1,781.85</u>
Total	69,845.10